

Planning Statement

(including Design & Access Considerations)



387 Kentish Town Road
London, NW5 2TJ

Erection of mansard roof extension and alterations as approved under planning permission 2018/0204/P and erection of a ground, first and second floor rear extension, all to provide 1 no. two bed flat, 1, no one bed flat and 1 no. two bed duplex flat and retention of 27 sq. m of A1/A2/A3 retail floorspace on the ground floor.

Prepared by

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1. Introduction

- 1.1. This Planning and Statement is submitted to provide the background and rationale to the proposed development. It incorporates a consideration of all relevant matters to the application and demonstrates why and how the development is appropriate to the area. It shows that the proposal is in accordance with relevant planning policies and guidance, and that it is therefore an acceptable form of development that should be granted planning permission.

2. The Site

- 2.1. The application property comprises the ground floor of a three storey Victorian building located on the south-western side of the northern end of Kentish Town Road, opposite its junction with Highgate Road and Fortress Road.

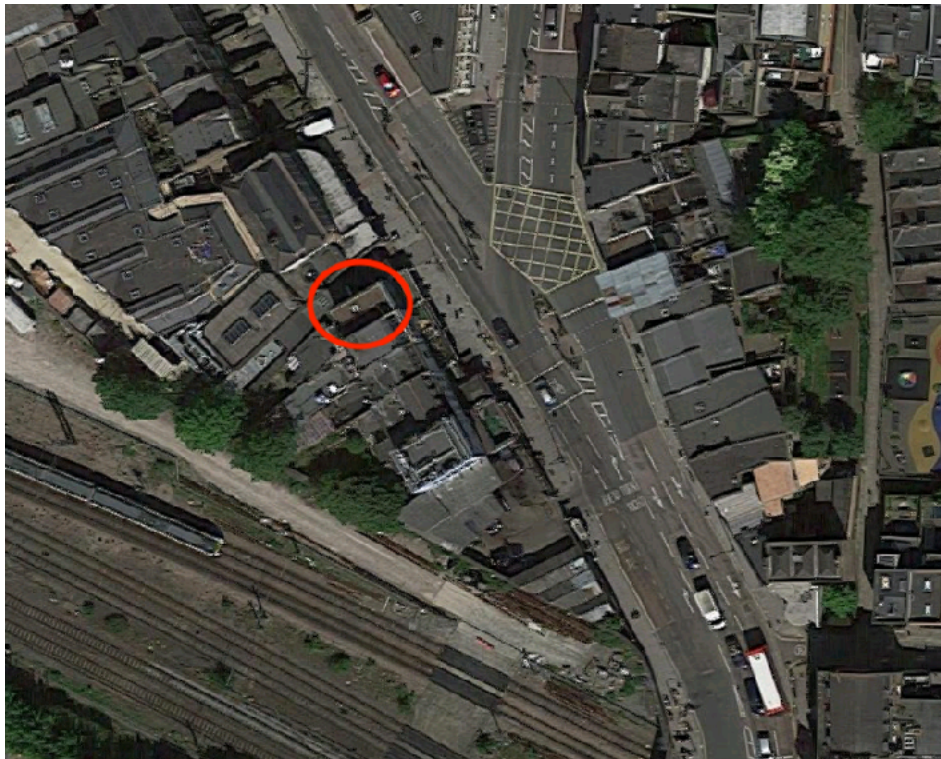


Figure 1 - The application site in context (courtesy Google Maps)

- 2.2. The ground floor of the property is currently vacant but formerly in use as a hairdressers. It has a glazed shopfront incorporating a single width door to its right hand side. A shop fascia extends above the shopfront and across the entrance to the upper floor flat that is to the right of the shopfront.
- 2.3. The front part of the building is single storey with a flat roof, protruding from the main three storey building behind. The upper floors of the building are separate from the ground floor, with a self-contained entrance located to the northern side of the shopfront. The stairwell immediately behind this entrance door leads to the upper floors. The upper floors were last

used as a beauty salon, although will soon be used for residential purposes following the grant of planning permission for alterations and extensions (including a mansard roof extension) to provide a 3 bed flat.

- 2.4. The building is at the northern end of a terrace of 5 properties that vary in architectural style and form, being between three and four storeys in height. Adjacent the northern flank wall of the property there is a gated vehicular access to a single storey workshop building located towards the rear. The "Bull and Gate" Public House lies to the north of this access.
- 2.5. The surrounding area is mixed in character, typical of a busy London street. Buildings are generally three to four storeys in height, and comprise a mix of retail and residential uses.
- 2.6. Recent improvements to the road junction have removed former pedestrian barriers around the vicinity of the site. However, parking restrictions do not allow for parking outside of the premises, nor any loading/unloading at any time. There is a dropped kerb and vehicular access to the adjoining workshop premises at No.387B. There are some marked short-term parking bays on the main roads away from the road junction. There is also parking availability in the side streets, with marked bays subject to a Controlled Parking Zone between 8.30am and 6.30pm Mondays to Fridays. The bays are marked to provide a mix of pay and display spaces, spaces for residential permit holders and spaces for car club permit holders.
- 2.7. The property is not within any special character area, it is not within a Conservation Area or Article 4 area, and it is not a Listed building.



Figure 2 - The front and rear of the premises

3. Relevant Planning History

- 3.1. 2018/0204/P - In September 2018, planning permission was granted for the erection of a rear extension to the ground floor A1 shop, the replacement of front and rear windows with timber framed windows and the erection of a mansard roof extension with rear dormer window to facilitate the change of use of the first and second floors from a beauty salon (sui generis use) to a three bed flat (C3 use). At the time of writing this report, preparatory works have commenced to implement this permission.
- 3.2. 2019/1239 - In April 2019, a Prior Approval application was submitted but refused for the change of use of the ground floor unit from retail (Class A1) to form a 2 bed 4 person dwelling (Class C3) together with building operations including replacement of shopfront with glazed screens and new front entrance door as well as the replacement of the existing single storey rear extensions to include new windows and rooflights.
- 3.3. 2019/1970/P - In April 2019, an application to discharge pre-commencement conditions was submitted to the Council in respect of planning permission 2018/0204/P. At the time of writing no decision has been made.

4. The Proposal

- 4.1. The proposal seeks to make optimum and viable use of the building for residential purposes whilst retaining a retail element on the ground floor. It proposes an enlargement of the building over that approved under reference 2018/0204/P to provide 1 no. two bed flat, 1 no. one bed flat and 1 no. two bed duplex flat, together with the retention of 27 sq. m of A1/A2/A3 retail floorspace on the ground floor.
- 4.2. The proposed mansard roof extension and the other alterations to the front elevation are as approved under planning permission 2018/0204/P. The additional floorspace required to provide the flats is in the form of a series of stepped flat roofed extensions at the rear of the property, with the flat roofs enabling a rear terrace for each of the upper floor flats.
- 4.3. Full details are shown on the submitted plans.

5. Main Planning Considerations

The Principle of Residential Development and Housing Need

- 5.1. The 2019 National Planning Policy Framework (NPPF) applies a presumption in favour of sustainable development, particularly where it relates to the provision of new housing.
- 5.2. Paragraph 117 of the NPPF states that "*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*". Paragraph 118(d) states that planning decisions should "*promote and support the development of*

under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”.

- 5.3. Paragraph 118(e) requires planning decisions to *“support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers”.*
- 5.4. The NPPF also places a great emphasis on significantly boosting the supply of new homes. Paragraph 59 confirms that *“it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.* Paragraph 68 confirms that *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”.*
- 5.5. In this context the proposal is a sustainable development that will provide new housing in accordance with the objectives of the NPPF.
- 5.6. There is also a demonstrable “need” for new housing development within the Borough and throughout London as a whole, with the London Plan (2016) setting a minimum housing target for the London Borough of Camden of 889 new homes per annum between 2014/15 to 2024/25 ¹. The Draft New London Plan increases this annualised average to 1086 ². In order to meet this identified need, Policy 3.3 of the 2016 London Plan states that development plan policies should seek to identify new sources of land for residential development, including intensification of housing provision through development at higher densities.
- 5.7. The New London Plan calls for an increased focus on small sites, which need to plan a much greater role in housing delivery. Boroughs are encouraged to proactively support well-designed new homes on small sites through both planning decisions and plan making in order to significantly increase the way in which challenging sites can meet London’s housing needs.
- 5.8. The need to meet the targets set out in the London Plan filters down into local planning policies with the Camden Local Plan 2017 (CLP) acknowledging and supporting the need for change and intensification of our built environment.
- 5.9. So, there is a demonstrable need for new housing development within the Borough, supported by national and local planning policies. This proposal will make a small but

¹ London Plan 2016, Table 3.1

² New London Plan, Table 4.1

valuable contribution to satisfying this need. It will provide a suitable mixed use development appropriate to its location, and in accordance with local planning policy. It will make appropriate and efficient use of built land and it is in a sustainable location.

- 5.10. If there is considered to be any adverse impact of this development then this must be considered against the significant benefit of the provision of the new residential accommodation. The Applicant considers that there will not be any adverse impact, but should the Council consider otherwise, consideration must be given as to whether the benefits of the proposal significantly and demonstrably outweigh any harm caused³.

Siting, Scale, Design and Appearance

- 5.11. The proposal retains the mansard roof and changes to the front elevation that were approved under reference 2018/0204/P, and therefore from the street there will be no discernible change in the character and appearance of the building from that already approved.
- 5.12. The extensions to the rear are not visible from the public domain, and with the rear of the property backing onto and elevated significantly above the adjoining railway tracks there are also limited views of the rear of the site.
- 5.13. The depth and form of the ground floor extension is similar to that which exists on the neighbouring properties, and it makes good use of the land and space at the rear. The upper floor extensions are limited in their extent and will relate satisfactorily to the staggered and varied forms of extensions that already exist on the rear of the terrace, even although they will not be visible from the public domain.
- 5.14. Overall the development is therefore of an acceptable scale and form in relation to the site and its surroundings, and its design and appearance is appropriate to satisfy the requirements of local planning policy and guidance.

Housing Mix and The Standard of Accommodation

- 5.15. All of the flats will comply with the nationally described space standards, as set out in the DCLG's document "Technical Housing Standards" (March 2015). The proposal also accords with Policy 3.5 of the 2016 London Plan that requires housing developments to be of the highest quality, internally, externally and in relation to their context and to the wider environment.

³ As required by the 2019 National Planning Policy Framework, Paragraph 14

	Proposed Unit Type	Technical Housing Standards (m2 GIA)	Proposed Internal Floor Area (m2 GIA)	Amenity Space London Plan Standard (m2 GIA)	Proposed Private Amenity Space (m2)
1	2 bed (3 person)	61	64	6	17.5 courtyard areas
2	1 bed (2 person)	50	50	5	5 terrace
3	2 bed duplex (3 person)	70	70	6	7.5 terrace

Figure 3 - Proposed unit types and floor areas

- 5.16. Figure 3 identifies the Gross Internal Area (GIA) and amenity space of each flat in comparison to the Technical Housing Standards and the London Plan amenity space standards. Each flat will exceed the internal floorspace standards and all will receive good levels of light, ventilation, outlook and aspect.
- 5.17. The Technical Housing Standards do not specify minimum areas of private amenity space, although "Standard 26" of the London Plan Housing SPG suggests that a minimum of 5 sq.m of private outdoor space should be provided for 1-2 person dwellings and that an extra 1 sq.m should be provided for each additional occupant. All flats will have a private terrace or courtyard that exceed these minimum standards.
- 5.18. To enable and encourage occupants to recycle their waste, adequate internal storage will be provided within each kitchen for the separation of recyclable materials from other waste. Due to the constraints of the site, there are no opportunities for the provision of an external bin store, so rubbish collection will operate as it currently does, with waste refuse bags placed to the front of the property on bin collection days.
- 5.19. The new flats will therefore provide a high quality development in accordance with the requirements of the National Technical Standards, the London Plan 2016, and the Mayor of London's Housing Standards Supplementary Planning Guidance (SPG).

The Impact on Neighbouring Properties

- 5.20. Careful consideration has been given to the relationship of the proposal with all neighbouring residential properties to ensure that there will be no significant impact in respect of daylight, sunlight, outlook or visual intrusion.
- 5.21. The positioning and form of windows and doors within the elevations will ensure that there are no adverse impacts on the amenities of the adjoining occupiers in relation to potential overlooking or loss of privacy. Windows to bathrooms and non-habitable rooms will be obscure glazed and fixed shut up 1.7m above floor level where necessary. Each terrace will also be suitably enclosed or screened to prevent overlooking.
- 5.22. It is appreciated that the actual construction of the development may cause some disturbance to neighbours. This may be inevitable, but it is envisaged that disturbance can

be kept to a minimum through adherence to the Considerate Constructor's Scheme. As required in the approved scheme a Construction Management Plan has been provided with this application to demonstrate the Applicant's commitment in this respect.

Parking and Highway Considerations

- 5.23. The previous planning permission 2018/0204/P was granted subject to a legal agreement requiring that future residents shall not be entitled to a parking permit. A draft Unilateral Undertaking is therefore submitted with this revised scheme, in order to satisfy the Council's concerns that the site and the development is appropriate as a "car free" development.
- 5.24. The site is within an area of the highest possible access to public transport as identified by Transport for London's WebCAT (Web-based Connectivity Assessment Toolkit), as indicated in the extract below. This uses a "Public Transport Accessibility Level" rating (PTAL) to measure locations by distance from frequent public transport services. A PTAL level of 1 is worst and a PTAL level of 6 is the best.

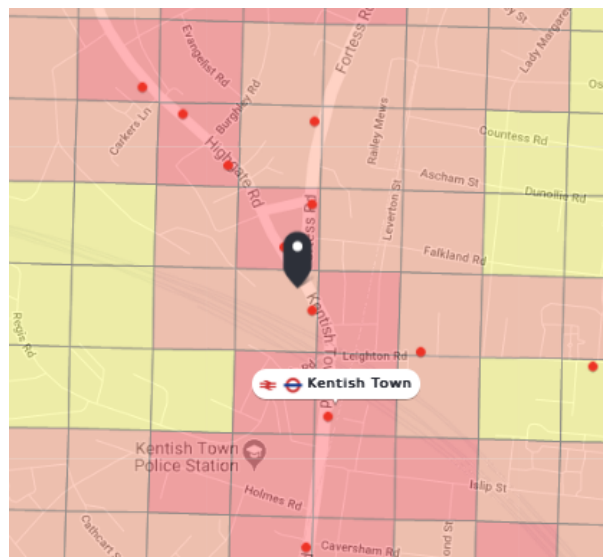


Figure 4 - PTAL map reproduced courtesy TfL and Google.
(black marker shows the approximate location of the site, red dots are bus stops,
any red shading shows PTAL 6, orange shading PTAL 5, yellow shading shows PTAL 4 etc.)

- 5.25. The site has a PTAL rating of 5 or 6, which suggests that there is excellent connectivity to the public transport network in comparison to other parts of London. It is therefore in a sustainable location for either residential or commercial uses.
- 5.26. The London Plan (2016) and the Camden Local Plan (2017) both express car parking standards as "maximum" standards. Parking provision in new developments can be below these maximum standards, provided that there is no adverse impact on traffic generation or parking stress within the area.
- 5.27. Whatever the use of the building, there can be no off-street parking provided within or adjacent the site. However, the absence of any parking provision in this location is perfectly acceptable, particularly given the sustainable location and the policies of the Local Plan.

- 5.28. The proposed residential use will not result in a material increase or a material change in the character of traffic in the vicinity of the site, and it will not have any adverse impact in terms of parking and highway safety compared with this existing use, or indeed the potential impact of an alternative retail use. If anything there will be an improvement in pedestrian and vehicular safety as there will be less activity and only limited servicing requirements for a residential use compared with a retail use.
- 5.29. On-street parking is available in surrounding streets, all of which are within a Controlled Parking Zone. There are also several car club schemes that are in operation within the immediate area. Therefore should the occupants of the flat ever require a private vehicle it can be accommodated within the area and without harm to the continued provision of on-street parking availability for existing residents and businesses.
- 5.30. There are therefore no highway safety or parking concerns arising from this development.

Sustainability and Energy Efficiency

- 5.31. The proposal will be a sustainable and energy efficient development. It is for the redevelopment of a brownfield site in a highly sustainable location in an appropriate manner, without any adverse harm to the character of the area or the amenities of the surrounding properties. It will be a sustainable form of development, both in principle and in detail.
- 5.32. The development has the potential to reduce carbon dioxide emissions 19% beyond the target emission rate (TER) of Part L1A of the 2013 Building Regulations.
- 5.33. Each flat will have a water meter, and will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G2 of the Building Regulations so as to ensure that a maximum of 105 litres of water is consumed per person per day.
- 5.34. The development will also comply with the requirements of Part M4(2) of the Building Regulations so that it is accessible and adaptable so as to meet the differing needs of occupants and visitors.
- 5.35. The development will therefore be a fully sustainable and energy efficient development in accordance with the NPPF and London Plan Policy 5.2.

Ecology and Landscaping

- 5.36. The existing building does not have any ecological or landscape value and there is limited scope for the provision of any substantial soft landscaping that will encourage biodiversity within this dense urban environment. However, it is expected that the provision of planting within the courtyards and terraces will be provided. Accordingly the ecological and landscape value of the site will maintain the status quo.

Flood Risk

- 5.37. The Environment Agency confirms that the site is within a Flood Zone 1 indicating that there is a very low probability of flooding occurring from sea or rivers within the vicinity ⁴. This means that the area has been assessed as having a less than 1 in 1000 annual probability of flooding from rivers and the sea.
- 5.38. The NPPF provides guidance on the type of development appropriate for each of the classified Flood Zones 1, 2 and 3. A Flood Zone 1 classification indicates that the site is suitable for 'more vulnerable' residential uses. The NPPF therefore confirms that the proposed development is appropriate at this location (in terms of flood risk).
- 5.39. The Applicant also acknowledges that localised flooding can sometimes arise from heavy rainfall when surface water cannot be absorbed into the ground or enter drainage systems. Ordinary smaller watercourses such as ditches and drains cannot hold the volume of water flowing through them and consequently water overflows onto surrounding land, and groundwater may rise above surface levels.
- 5.40. Consideration has therefore been given to the Environment Agency's Flood Map for Surface Water, which assesses the chance of flooding occurring in any given year as a result of rainfall. However it confirms that the flood risk from surface water within and in the vicinity of the site is also low.

High Risk Scenario (dark blue) - 1 in 30 (3.3%) annual probability of flooding
Medium Risk Scenario (medium blue) - 1 in 100 (1%) annual probability of flooding
Low Risk Scenario (light blue) - 1 in 1000 (0.1%) annual probability of flooding



Figure 5 - Extent of flood risk from surface water
 (courtesy Environment Agency Flood Risk Mapping)

⁴ Long Term Flood Risk Map for England, Environment Agency, 2019

- 5.41. The flood map shows that the site itself is unlikely to be affected by flooding from surface water. Some of the surrounding roads and the adjoining railway, as might be expected, can be subject to surface water flooding, but the flood depth or velocity of the water is not excessive. In any case surface water flooding is likely to be short-lived given the urban drainage systems that exist within the vicinity of the site.
- 5.42. NPPF Guidance ⁵ confirms that minor developments are unlikely to raise significant flood risk issues unless they would:
- have an adverse effect on a watercourse, floodplain or its flood defences;
 - would impede access to flood defence and management facilities; or
 - where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 5.43. It is considered that this is the case here. The development is a minor development and comprises change of use and the extension of an existing building that already feeds into the existing drainage system. The opportunity can be taken through the development to enhance and improve upon the existing drainage provision within the site. This can include permeable paving to any new external hard surfaces and the provision of rainwater butts. Whilst any soft landscaping is limited, it can take into account the need to absorb rainwater and prevent surface water run-off.
- 5.44. There are no flood risks or potential for significant impact in surface water run-off associated with this development and no specific mitigation measures are therefore required. The proposal satisfies the requirements of the NPPF and the policies of the Local Planning Authority with respect to flood risk.

Land Contamination and Air Quality

- 5.45. The building was originally constructed for mixed residential and retail purposes and there is no evidence of any contamination risks in relation to the building. The Council accepted this in their consideration of the previous applications relating to the property.
- 5.46. The most recent hairdressing use of the ground floor will not have introduced any contaminants into the land to affect soil conditions within or in the vicinity of the site, and customers have obviously occupied the building without hindrance in this respect. As previously accepted it is therefore considered that there are no contamination hazards on the site or within the building and there will be no risks to the health and well-being of the occupants of the building if it were to be used for residential purposes.
- 5.47. The previous planning permission 2018/0204/P was also considered acceptable in terms of the air quality in the area being appropriate for residential accommodation. The application was accompanied by an Air Quality Assessment, and that document is submitted again. As per the approved scheme, appropriate air conditioning units and ventilation mechanisms

⁵ NPPF Planning Practice Guidance on Flood Risk and Coastal Change, Paragraph 047, 15/04/2015.

will be installed to ensure a satisfactory standard of air quality and ventilation within the building. This can again be secured by means of an appropriate condition.

- 5.48. As such the proposal satisfies the requirements of CLP Policy CC4 in relation to air quality.

6. Relevant Planning Policy and Guidance

- 6.1. Reference to relevant planning policies and guidance has been made above where appropriate. However it is appropriate to reiterate that all relevant policies and guidance have been taken into account in preparing this scheme.

National Planning Policy and Guidance

- 6.2. Reference has already been made above to the 2019 National Planning Policy Framework (NPPF) that applies a presumption in favour of sustainable development.
- 6.3. Paragraph 68 confirms that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"*. Local Planning Authorities should support the development of windfall sites through their decisions, and *"give great weight to the benefits of using suitable sites within existing settlements for homes"*. This proposal is one such site where great weight must be given to the provision of new dwellings, which will make a small but valuable contribution to the borough's housing stock.
- 6.4. Paragraph 130 states that *"where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development"* and Paragraph 131 confirms that *"great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*
- 6.5. Therefore having reviewed the proposal in the light of the NPPF it is considered that this development will accord with the objectives and policies set out therein.

The London Plan (2016)

- 6.6. There are a number of policies within the London Plan that are applicable to this development, and it is considered that the proposal will meet all of the objectives set out by the following relevant policies:
- Policy 3.3 Increasing housing supply
 - Policy 3.4 Optimising housing potential
 - Policy 3.5 Quality and design of housing developments
 - Policy 3.6 Play and informal recreation facilities
 - Policy 3.8 Housing choice
 - Policy 3.9 Mixed and balanced communities

- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.7 Renewable energy
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 6.3 Road safety
- Policy 6.9 Cycling
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.13 Parking
- Policy 7.2 An inclusive environment
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.15 Pollution, noise and disturbance

6.7. The Mayor's Housing Supplementary Planning Guidance (March 2016) sets out minimum space standards for new residential development and provides guidance on the quality of new housing and internal space standards. The proposal has been designed in consideration of this guidance and the requirements of the London Plan.

Local Planning Policies

6.8. The development also accords with the London Borough of Camden's planning policies and guidance, which are set out in the Camden Local Plan 2017 (CLP). The following policies are particularly relevant:

- H1 Maximising housing supply
- H6 Housing choice and mix
- A1 Managing the impact of development
- H4 Noise and vibration
- D1 Design
- D3 Shopfronts
- CC2 Adapting to climate change
- CC3 Water and flooding
- CC4 Air Quality
- CC5 Waste
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development

6.9. Thus whilst the development itself is a well-considered design that will fit comfortably into the site and its surroundings, the applicant has also carefully considered the proposal in the context of all relevant planning policies. There is no fundamental conflict with the requirements of these policies, and the proposal is therefore fully in accordance with the Local Development Plan.

7. Conclusion

- 7.1. The site is in a sustainable location and suitable for a residential development. It will make a sustainable contribution to the provision and improvement of the Borough's housing stock in accordance with the NPPF, the London Plan and the Council's housing and planning policies. It accords with the requirements of the Local Development Framework and there will be no adverse harm arising from it.
- 7.2. The principle of the residential use, whilst retaining a retail element is acceptable. The mansard roof extension has already been granted planning permission, and the rear extensions are equally acceptable. The development will not have any adverse impact on the character and appearance of the building or the surrounding area. Similarly there will be no adverse impact on the amenities of the adjoining occupiers, parking demand, pedestrian or highway safety. The standard of accommodation meets or exceeds minimum standards.
- 7.3. It is therefore respectfully requested that planning permission be granted.

end.